
**COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT
REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE**

Thursday, September 28, 2006
Minutes

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS OR DISCUSSIONS TAKEN BY THE COMMUNITY, ECONOMIC & HUMAN DEVELOPMENT REGIONAL HOUSING NEEDS ASSESSMENT SUBCOMMITTEE. AN AUDIOCASSETTE TAPE OF THE ACTUAL MEETING IS AVAILABLE FOR LISTENING IN SCAG'S OFFICE.

Members Present

Jon Edney – Imperial County
Paul Nowatka – Los Angeles County
Gil Coerper – Orange County
Timothy Jasper – San Bernardino County
Mary Ann Krause – Ventura County
Charles White – representing Mayor Ronald Loveridge – Riverside County

Member Alternates Present

Larry McCallon – San Bernardino County
Carl Morehouse – Ventura County

Inland Empire Office (Via Teleconference)

Cathy Wahlstrom – City of Ontario
Kevin Viera – Western Riverside Council of Governments
Arnold San Miguel – SCAG staff

1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE

Honorable Jon Edney, Chair, called the meeting to order. Honorable Mary Ann Krause lead the Pledge of Allegiance.

2.0 PUBLIC COMMENT PERIOD

Based on the decision making process of this meeting, additional public comment periods will be allowed during the presentation of each item.

3.0 REVIEW AND PRIORITIZE AGENDA ITEMS

No changes.

4.0 CONSENT CALENDAR

4.1 Receive and File

4.11 Transmittal of RHNA Subcommittee Members and Alternate Roster

Hon. Jon Edney took this opportunity to inform the public that prior to the September 21, 2006 Subcommittee meeting; six permanent members were designated, and the appropriate alternates were added for Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. At present, Imperial County does not have an alternate member. It was agreed by the Committee that only one of the members of each county will be allowed to speak on behalf of their county.

4.12 Transmittal of CEHD RHNA Subcommittee Meeting Topics

4.13 Transmittal of 2000 Census Income Distribution, by Jurisdiction, Statement

4.14 Transmittal of RHNA Existing Housing Needs Statement

4.15 Transmittal of SCAG Housing and Vacancy Statistics, by Jurisdiction, Statement

A MOTION was made to adopt the Consent Calendar Items 4.11 through 4.15. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

4.2 Consent Calendar

4.2.1 Minutes of CEHD RHNA Subcommittee Meeting #1 September 21, 2006.

A MOTION was made to approve the September 21, 2006 Minutes. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

5.0 INFORMATION

5.11 Report on the Public Hearing/Workshop

Ms. Lynn Harris, SCAG, reported that the seven topics contained in the Public Hearing Notice, were covered during the workshop. All three of the presentations were given twice, and all those who attended were accommodated and received complete information. The committee received four written commentaries, which will be included in the next meeting's packet for review.

6.0 ACTION ITEMS

6.11 Deliberation of Farmworker Housing Need Factors State Law (Govt. Code §65584.04 (d))

Mr. Joseph Carreras, SCAG, presented a brief summary of the Farmworker Housing Need Factors, to distinguish allocations between communities in terms of suitability of development. Farmworker needs are incorporated as part of the general employment forecast in this presentation, and it consists of a series of tables based on the latest census (2000). Mr. Carreras said this data would help form the allocation process, and the committee requests that the information be provided as part of the Existing Needs Statement to be used in the workshop deliberations.

The RHNA Subcommittee presented three options to determine how to identify farmworkers housing needs into the RHNA allocation methodology process:

- 1) Provide an Existing Housing Need Statement Relating to Farmworker Housing Need.
- 2) Allow Local Jurisdictions to Address the Farmworker Need in their Local Housing Elements.
- 3) Adopt a Policy that Combines an Existing Housing Need Statement with the Discretion of Local Jurisdictions.

A MOTION was made to adopt Option #3 as a policy. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

6.12 Deliberation of Loss of Units Contained in Assisted Housing Developments Factor State Law (Govt. Code §65584.04 (d))

Mr. Carreras informed the panel that the RHNA Subcommittee is contemplating three options to determine how to consider the risk of loss of low-income units, with SCAG recommending option #3.

- 1) Provide an Assessment of Unit Conversion as an Aid for Communities to Develop Their Own Housing Strategy.

- 2) Allow Local Jurisdictions to Address the Risk of Conversion in Their Local Housing Elements.
- 3) Adopt a Policy that Combines and Existing Housing Need Statement with the Discretion of Local Jurisdictions.

Mr. Carreras said SCAG would facilitate formatted data that could be useful for sub-regions and communities to use as they meet their state housing planning requirements.

Ms. Lynn Harris reminded the members present that the policy choices and decisions that are made by this committee are formats that SCAG uses to turn in the allocation plan to the State, who also monitor the procedures the local jurisdictions have implemented in handling these issues.

Mr. Carreras went on to say that the loss of low-income housing within the SCAG region affects the housing affordability of the community and the region as a whole. For this reason, it is extremely important for the Subcommittee to determine how to avoid the loss of such units by issuing a collective existing housing need statement or by allowing local jurisdictions to assess their needs individually.

Hon. Edney inquired if the report has contemplated to include a category within the risk assessment area, expiring after the RHNA cycle ends in the year 2014. Mr. Carreras informed Hon. Edney that a category has been included in that area for anything expiring after the year 2015.

A MOTION was made to adopt Option #3 as a policy. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

6.13 Deliberation of Housing Cost and Market Demand for Housing Factors

State Law (Govt. Code §65584.04 (d))

ACTION 1: Approve a policy for the housing cost factor.

Mr. Carreras made available several options for the committee to select and enhance the provision of allocation process by taking into account a policy adjustment. A key element in the allocation process is the market demand for housing, measured if an adequate housing stock is available. The proposal is to consider addressing the AB 2158 factor further, establishing an ideal vacancy level, adjusting the vacancy housing stock, and providing a housing credit to communities that have been supplying sufficient housing.

- 1) An Adjustment to Assign More Housing to High Housing Cost Jurisdictions Relative to Lower Cost Jurisdictions Based on the Integrated Growth Forecast.
- 2) Consider no Further Adjustments Based on the Fact that the AB 2158 Considerations are Already Included in the Growth Forecast.

Mr. Hasan Ikhata, SCAG, stated that neither zoning nor growth ordinances will change the allocation process. Mr. Ikhata said that if the committee feels they need more public policy debate and recommendations on these very important issues, they should not hesitate to discuss it with SCAG.

Mr. Ty Schuiling, SANBAG, is concerned that there should be no mistake in assumption that the baseline forecast should consider those factors. The local and sub-regional input and the technical work have not been in the direction of trying to impose any better job-housing balances on the region. He considers AB 2158 factor has not been explicitly considered in preparation of the forecast numbers.

Mr. Frank Wen, SCAG, explained how the current growth forecast was developed in considering it into the AB 2158 factor. Mr. Wen described that it requires the observation of trends, employment growth, and some local technical input, which already reflect some adjustments. These numbers and trends are then carried into the future to give us an average growth forecast of the SCAG region.

Mr. Rick Bishop, WRCOG, complemented SCAG on a well-rounded and informative workshop earlier in the day. He recommended the committee to consider Option #1 and pointed out that the methodology of allocation should not be census based, arguing that if looking to create a better RHNA distribution, it should be based on the locations where people work.

Ms. Joanna Africa, SCAG, shared with the committee one of the goals or objectives that the State has clarified in undertaking RHNA, and has asked all the Council of Governments to do more than is the status quo.

“To promote and improve inter-regional relationships between jobs and housing”.

A MOTION was made to adopt Option #1 as a policy. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

ACTION 2: Approve a policy for the market demand factor.

A policy adjustment option includes but is not limited to:

- 1) Establish an “Ideal” Effective Vacancy Level for Owners and Renters as a Major Growth Factor Beyond the Latest Census Vacancy Rate.
- 2) Consider No Further Adjustments to the Employment to Population Relationship and Census 2000 Vacancy Adjustment in the Integrated Growth Forecast.

Mr. Carreras cited the following statistics for average vacancy levels per county: Imperial County 2.9%, Los Angeles County 2.5%, Orange County 1.7%, Riverside County 4.1%, San Bernardino County 4.6% and Ventura County 1.4%. The “ideal” regional vacancy level for homeownership is 2% and for renters is 6%.

Mr. Bill Tremble, City of Pasadena, believes the “ideal” vacancy rates give the wrong impression to the jurisdictions that performed well during the last census. These communities will be unfairly penalized for their housing production, and therefore increase their vacancy rates. Mr. Tremble recommends Option #2.

A MOTION was made to adopt Option #2 as a policy. The MOTION was SECONDED and UNANIMOUSLY APPROVED.

6.14 Deliberation on Diversity Policies for Fair Share Adjustments

Hon. Edney requested this last item be carried over to the next meeting.

7.0 CHAIR’S REPORT

Hon. Edney thanked the committee and alternates for their professionalism, and their very fair and open dialog. He also took this opportunity to thank SCAG staff for their work and outstanding presentations. He informed the public that the next meeting of the CEHD RHNA Subcommittee will be held from 10:00 A.M. to 1:00 P.M. on Thursday, October 12, 2006 at: 3600 Lime Street, Suite 216, Riverside, CA 92501.

8.0 ADJOURNMENT

Meeting was adjourned at 2:45 P.M.